



City of San Antonio
Development Services
Subdivision Section

LEGAL INSTRUMENT: SUBDIVISION COMMON AREAS AND FACILITIES

For: _____ Subdivision Plat # _____

THE STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared _____
_____ who, being duly sworn by me, deposes and says:

- (1) That my name is _____ and that I am
_____ of _____ the
entity that owns the real property described below, hereinafter referred to as the "Property".
- (2) That _____ is the "Declarant" of the Property and declares
that the Property shall be held, sold and conveyed subject to restrictions, covenants, and conditions which
shall be deemed to be covenants with the land and imposed to benefit and burden each lot and other
portion of the Property in order to maintain within the Property a planned community of high
standards. Such covenants will be binding on all parties having heirs, personal representatives,
successors, and assigns, and shall inure to the benefit of each owner thereof.
- (3) That the Declarant and every Owner of a lot by virtue of ownership of such lots shall be a
member of the _____ Homeowners Association hereinafter referred
to as the "Association".
- (4) That the Association shall establish a maintenance fund and shall use the proceeds of such funds
in providing for normal, recurring maintenance charges for the common areas/facilities for the use and
benefit of all members of the Association. The Association shall, in addition, establish and maintain an
adequate reserve fund for periodic maintenance, repair and replacement of improvements to the common
maintenance areas/facilities. The fund shall be established and maintained out of regular annual
assessments.
- (5) That Declarant hereby assigns its right of ingress and egress across and over the property to the
City of San Antonio for purposes of conducting official City business; which may include removal of
obstructions during emergency situations in which case the City shall not be held liable for it's repair or
replacement.

For: _____

By: _____

LANDOWNER - APPLICANT

THE STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared_____ to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office this__day of_____,20_____

NOTARY PUBLIC

Typed or Printed Name of Notary

MY COMMISSION EXPIRES:_____

Upon Recordation, Please Return to:

